

CANYON ROAD COMMERCE CENTER

5103 & 5223 136th St E | Frederickson, WA

CanyonRoadCommerceCenter.com

5103

TWO BUILDINGS FOR LEASE
±112,957 SF | ±161,733 SF
±274,690 SF TOTAL

NEWMARK

Trammell Crow Company

CBRE Investment
Management

PROPERTY HIGHLIGHTS



Demising Options Available Down to 40,000 SF



Signalized Intersection at Canyon Road East & 136th East



Each Building Can Be Fully Secured



10 Dock Levelers Installed in Both Buildings

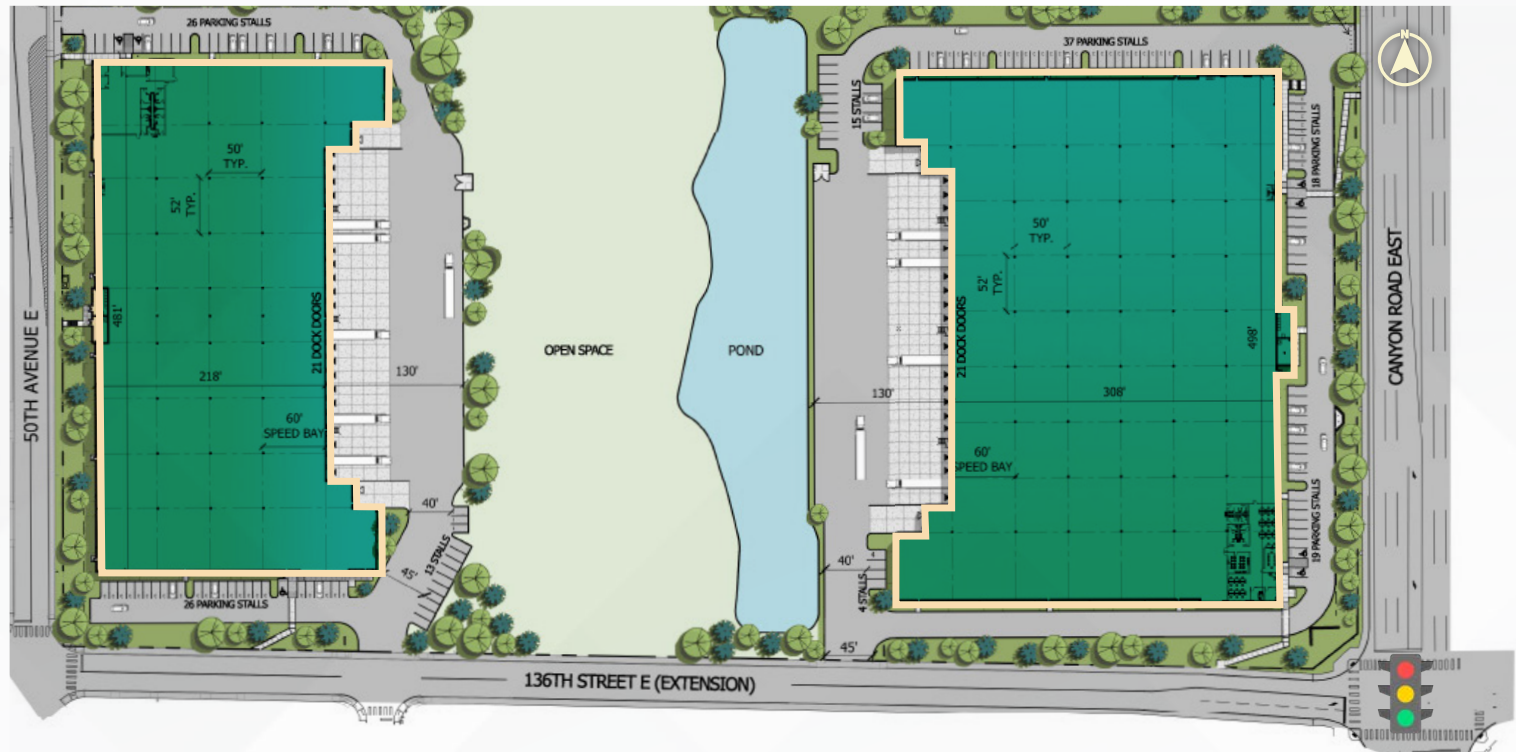


30 FC LED Installed in Both Buildings



Zoning: Employment Corridor (ECOR)

275K SF Combined Area



WEST BUILDING



CLICK TO VIEW VIRTUAL TOUR

Total SF	112,957 SF
Spec Office SF	4,895 SF Available Now
Clear Height	32'
Loading Dock & Grade	21 Dock, 2 Grade
Sprinklers	ESFR
Column Spacing	50' x 52'
Speed Bay	60'
Truck Court	130'
Auto Parking	65

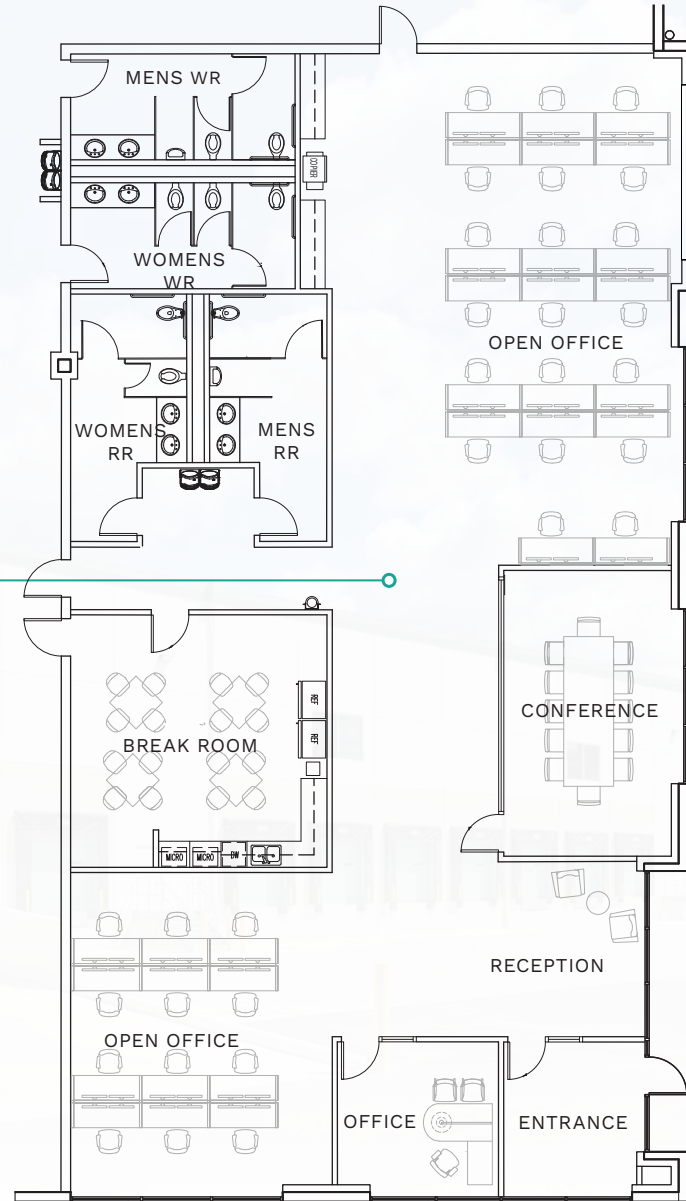
EAST BUILDING



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Total SF	161,733 SF
Spec Office SF	4,610 SF Available Now
Clear Height	36'
Loading Dock & Grade	21 Dock, 2 Grade
Sprinklers	ESFR
Column Spacing	50' x 52'
Speed Bay	60'
Truck Court	130'
Auto Parking	93

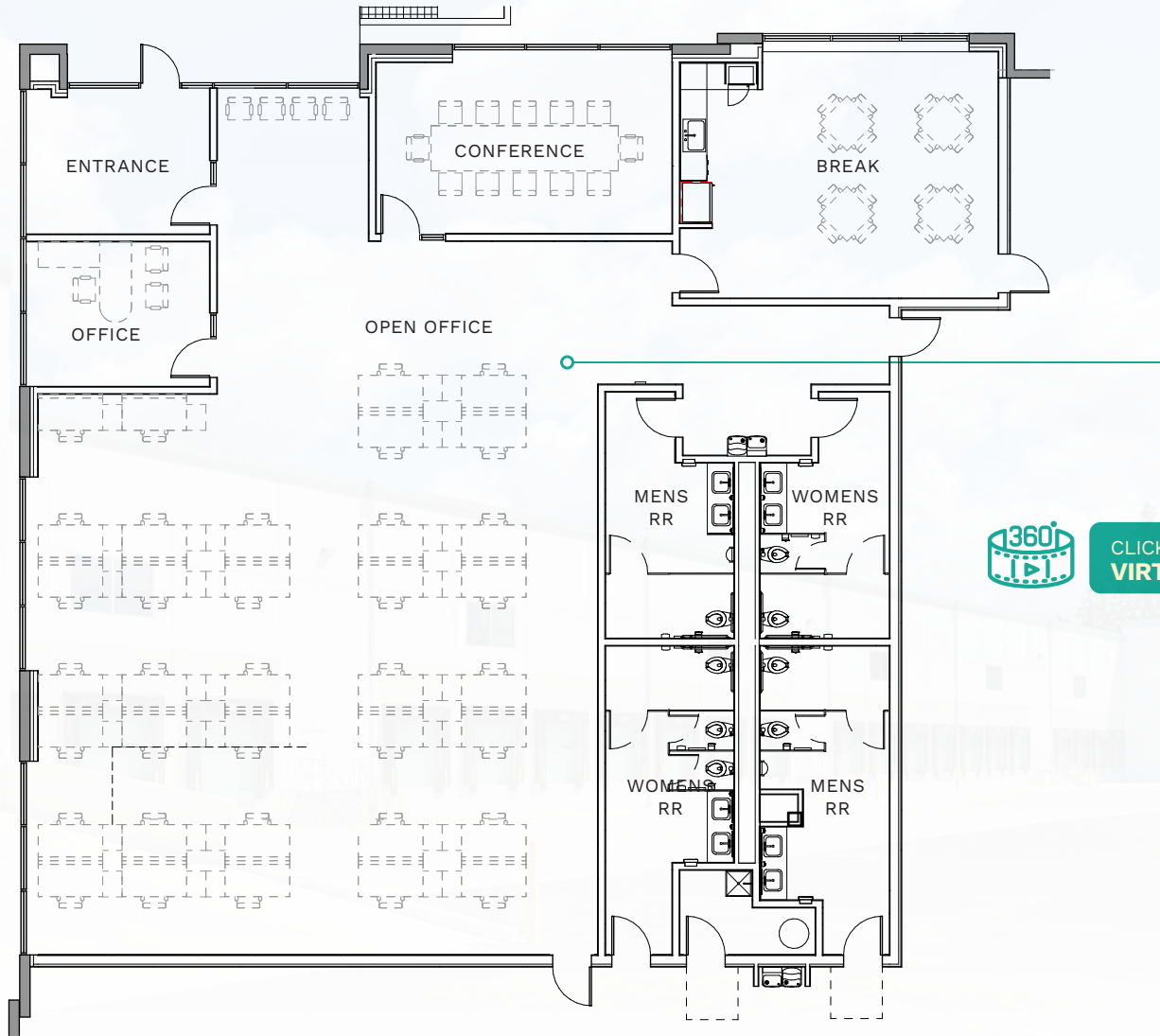




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VIRTUAL TOUR**

SPEC OFFICE PLAN

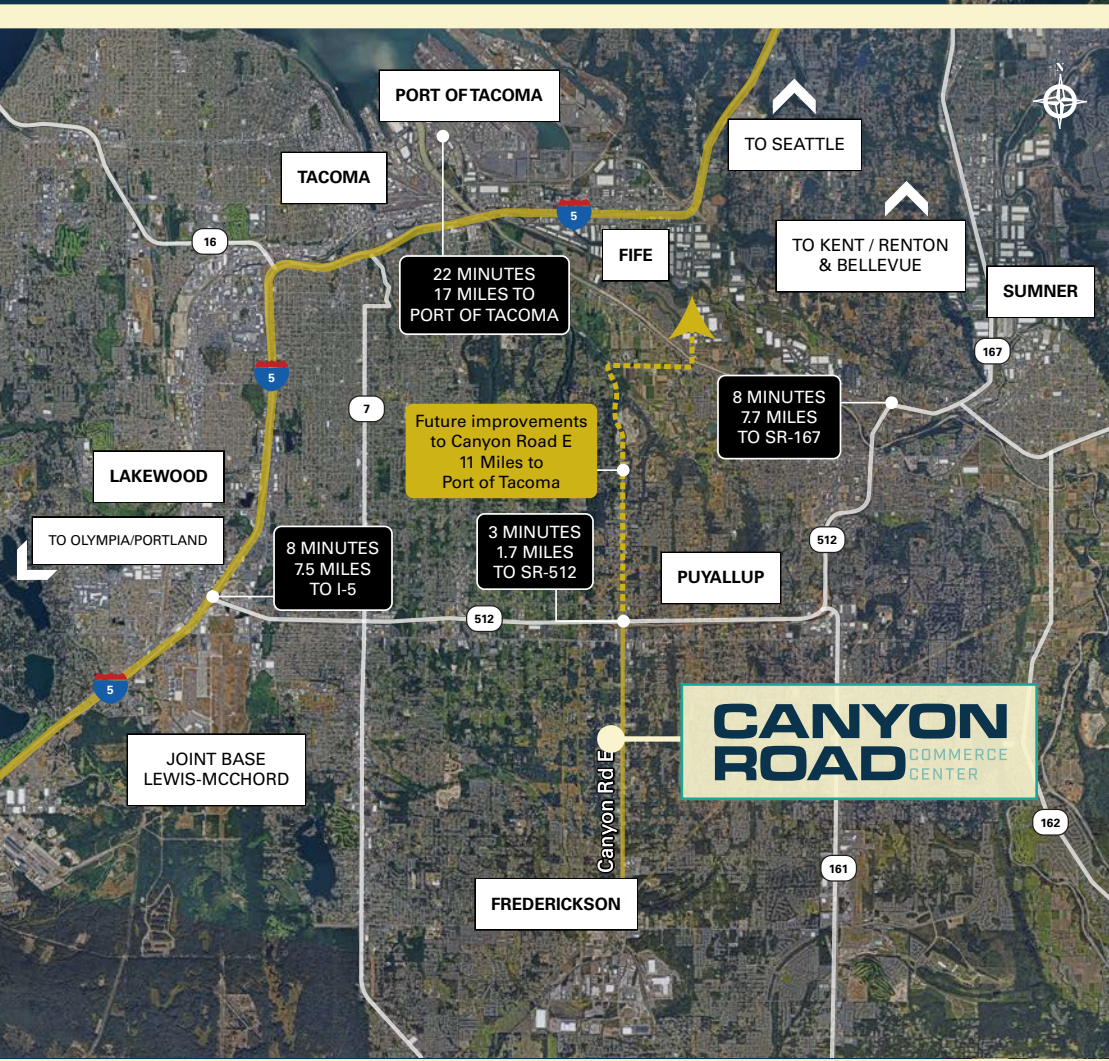




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VIRTUAL TOUR**

SPEC OFFICE PLAN







CANYON ROAD
COMMERCE CENTER

amazon

amazon

amazon

amazon

BEST BUY

IKEA

HARBOR FREIGHT

niagara

LG

Whirlpool CORPORATION

ACE Hardware

Karat LOLLICUP

FLOOR DECOR

BOEING

Haier

SPANAWAY

LAKEWOOD

TACOMA

PUYALLUP

SUMNER

PACIFIC

NEWMARK

7

CANYON ROAD COMMERCE CENTER

**DISTANCE TO
FROM FREDERICKSON, WA**



HWY 512

2 Miles

I-5

8 Miles

HWY 167

8 Miles



PORT OF TACOMA

17 Miles



SEA-TAC INTERNATIONAL AIRPORT

37 Miles



PORT OF SEATTLE

44 Miles



SEATTLE

45 Miles



PORTLAND, OR

141 Miles

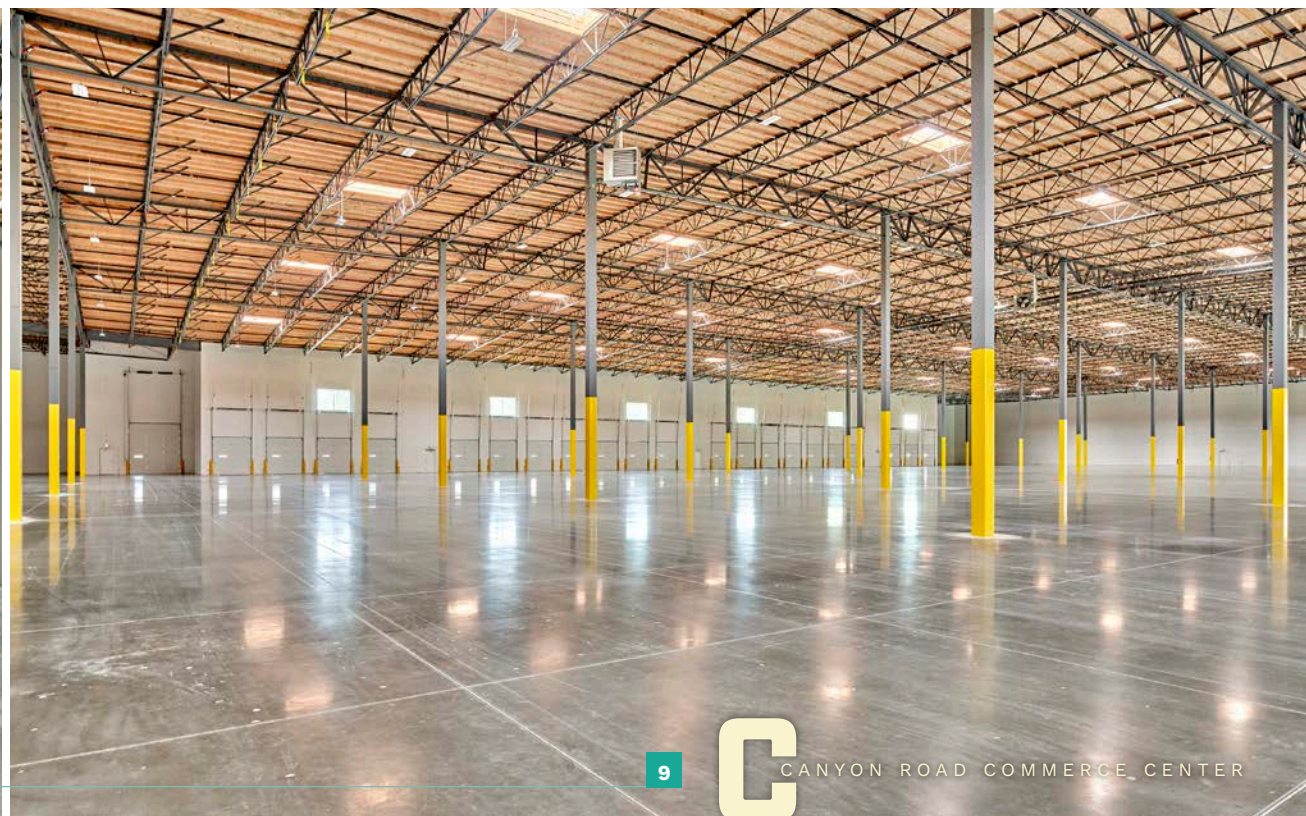
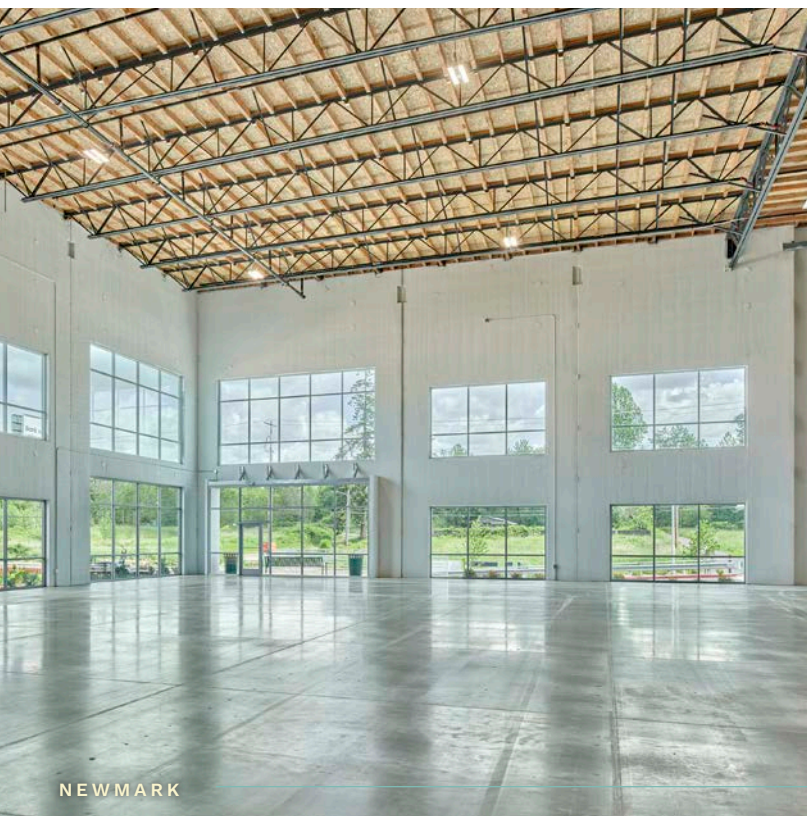


BOISE, ID

511 Miles



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